

CANYON SPRINGS UNIT 4C
(VOL. 9542, PG. 54)

CANYON SPRINGS UNIT 4A
(VOL. 9542, PGS. 50-53)

CANYON SPRINGS GOLF COURSE
(RECREATIONAL)

CLUB HOUSE

SUMMERGLEN UNIT 2A
(VOL. 9541 PG. 11 - 18)

SUMMERGLEN UNIT 1
(VOL. 9541 PG. 11 - 18)

SUMMERGLEN
(362.8 AC)
(SINGLE FAMILY)

ENRIQUE FUENTES
127 AC. (COMMERCIAL)

LOCATION MAP
N.T.S.

COMMERCIAL

R=5669.58
L=1072.70
Tan=537.96
Delta=10°50'26"

SENDERO RANCH
(SINGLE FAMILY)

SENDERO VERDE

MUMMES
COMMERCIAL

S01°51'00"W
180.92'

R=657.00
L=487.83
Tan=255.77
Delta=42°32'33"

N13°35'44"E
44.37'

R=700.00
L=38.35
Tan=19.18
Delta=03°08'19"

R=3000.00
L=709.32
Tan=66.61
Delta=13°32'49"

R=743.00
L=566.83
Tan=298.01
Delta=43°42'39"

COMMERCIAL
6.99 AC

REC CENTER
6.93 AC

COMMERCIAL
6.26 AC

COMMERCIAL
22.04 AC

MISSION SPRINGS
FANNING FOUNDATION
(EDUCATIONAL FACILITY)

R=5293.00
L=1112.49
Tan=558.30
Delta=12°02'33"

UNIT VII

UNIT VIII

UNIT II

UNIT VI

UNIT III

UNIT IV

UNIT V

SARA BASEMENT

THE OAKLANDS
PLANNED UNIT DEVELOPMENT
(VOL. 9530 PG. 151 - 185)
(SINGLE FAMILY)

STONE OAK

CHAMPIONS UNIT 1
(VOL. 9522 PG. 179 - 187)
(SINGLE FAMILY)

RECEIVED
CIVIL ENGINEER
JUL 9 1999



NORTHWIND ESTATES SUBDIVISION



LAREDO SPRINGS

DEVELOPER: 281 CANYON PARTNERS, LTD.
1600 N. COLLINS BLV., STE 2100
RICHARDSON, TEXAS 75080
TOTAL AREA = 522.6 Ac.
881 SINGLE FAMILY
2 COMMERCIAL TRACTS

NOTE:
1. ALL INTERNAL STREETS
WITHIN THE P.O.A.D.P. LIMITS
ARE LOCAL TYPE "A" W/A 50'
R.O.W., 30' PAVEMENT AND
2-10' PARKWAYS, EXCEPT AS
NOTED.
2. PROPERTY IS OUTSIDE THE
CITY LIMITS OF THE CITY OF
SAN ANTONIO.
3. PROPERTY IS WITHIN THE COSA
EDWARDS AQUIFER RECHARGE
ZONE.
4. PROPERTY IS LOCATED
WITHIN CANYON SPRINGS
RANCH 1,976 AC. TRACT DEV.
RIGHTS PERMIT AREA, PERMIT NO PLATS ARE FILED, PLAN WILL
NO. 91.

LOCAL TYPE "B" STREET
60' R.O.W., 40' PAVEMENT
AND 2-10' PARKWAYS

PLAN HAS BEEN ACCEPTED BY
CITY LIMITS OF THE CITY OF
SAN ANTONIO.
JUL 9 1999 427-E
(date) (number)
DESIGNER RMP
CHECKED ARC DRAWN BPL
SHEET 1 OF 1
1st plat filed on _____
expire on Jan 7, 2001

REVISIONS:

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

LAREDO SPRINGS
PRELIMINARY OVERALL DEVELOPMENT PLAN

JOB NO. 4568-00
DATE JUNE 1999
DESIGNER RMP
CHECKED ARC DRAWN BPL
SHEET 1 OF 1

#427-E

M:\4568\00\Design\CIVIL\4568-00P.dwg Mod Jun 09 18:01:43 1999 BLOPEZ

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: Jan. 5 '98 Name of POADP: Laredo Springs

Owners: Laredo Springs Partners, Ltd. Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 1600 N. Collins Blvd, Suite 2100 Address: 555 East Ramsey
Richardson, Texas 75080 San Antonio, TX 78216

Phone: (972) 644-2400 Phone: (210) 375-9000

Existing zoning: OCL (None) Proposed zoning: OCL (None)

Site is over/within/includes: Edwards Aquifer Recharge Zone: [X] Yes [] No
Projected # of Phases: 9 [X] Yes [] No
San Antonio City Limits? [] Yes [X] No
Council District: N/A
Ferguson map grid 483/D2

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF), Multi-family (MF), and Commercial and non-residential.

Is there a previous POADP for this Site? Name Canyon Springs Ranch No. 427
PUD for the east residential portion

Is there a corresponding PUD for this site? Name has been concurrently applied for No. N/A

Plats associated with this POADP or site? Name None No.
Name No.
Name No.

Contact Person and authorized representative:

Print Name: George A. (Chip) Field, III Signature: [Handwritten Signature]

Date: 12-26-98 Phone: (972) 644-2400 Fax: (972) 644-2411



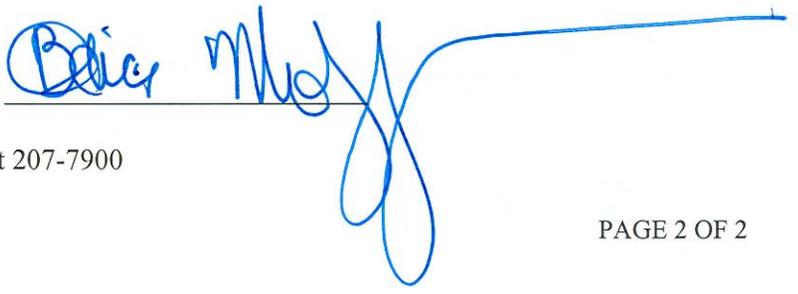
- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- north arrow and scale of the map;
- proposed land use by location, type and acreage;
- delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- contour lines at intervals no greater than ten (10) feet;
- legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits;
- location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- the POADP does does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- The POADP is is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

N/A

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: BRICE MOOZYEMBA Signature: _____



If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

July 9, 1999

Brice Moczygemba, P. E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Laredo Springs Subdivision

POADP # 427-E

Dear Mr. Moczygemba:

The City Staff Development Review Committee has reviewed Laredo Springs Subdivision Preliminary Overall Area Development Plan # 427-E. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Access along Wilderness Oaks will be limited to three driveways each, with the understanding that the development would include shared access and internal circulation. In addition, access along the access road of U. S. 281 and on the proposed collection street located between Wilderness Oaks and U. S. 281 will be limited to two driveways each, with the understanding that the development would include shared access and internal circulation.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.

- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

January 21, 1999

P.O.A.D.P. REVIEW

Laredo Springs

Located on US 281 North @ Sendero Verde

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

Require 100' right of way dedication along the entire US 281 frontage. Additionally, 50' right of way flares will be required at the intersection of the proposed collector street and US 281.

Access Limits/Restrictions

This development is eligible for a maximum combined total of three(3) access points along the overall US 281 frontage, including the proposed collector street. Locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS: There is one existing *temporary median crossover* on US 281 within the boundaries of this development. No additional median crossovers will be permitted within these limits, and the existing median crossover will not be relocated. Future expansion plans for US 281 will include grade separations at Marshall Road, the future Wilderness Oak extension and Bulverde Road. As these future expansion plans are implemented, all temporary median crossovers will be removed.

Judy Friesenhahn

Judy Friesenhahn, P.E.

Advanced Project

Development Engineer

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1370148

AMT ENCLOSED _____

AMOUNT DUE 370.00
INVOICE DATE 1/06/1999
DUE DATE 1/06/1999

50-04-5573
GEORGE A. FIELD III
4152 S. BETTER DR.
DALLAS TX. 75229

PHONE: 000 - 0000

POADP
LAREDO SPRINGS

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 1/06/1999 INVOICE 1370148 ACCOUNT 50-04-5573 DUE DATE 1/06/1999 OFFICE HOURS 7:45 - 4:30

LINE INDEX REF DESCRIPTION AMOUNT
1 012542-001 PLAN REVIEW FEES 370.00

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 01/05/1999 CK# 1930 LAREDO SPRINGS
END 01/05/1999

PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE
0.00 370.00 370.00 370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1



June 30, 1999

Ms. Elizabeth Carol
City of San Antonio
Planning Department
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Laredo Springs POADP

Dear Ms. Carol:

Attached is the original approval letter for the Laredo Springs Level 2 Traffic Impact Analysis (TIA), dated June 24, 1999. Approval of the TIA required minor revisions to the Laredo Springs POADP. These revisions included the use of local type "B" (60-foot right-of-way, 40-foot pavement) street sections in Units II, III and VIII (see attached POADP), as well as a more detailed depiction of the entrances for Units II and VIII. Ten (10) copies of the revised POADP are included for your review.

Please feel free to contact me if you have any questions.

Sincerely,
Pape-Dawson Engineers, Inc.

A handwritten signature in blue ink that reads "Michael Preiss". The signature is written in a cursive, flowing style.

Michael Preiss
Designer

Attachments

4568\12\WORD\LETTER\990630A1

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

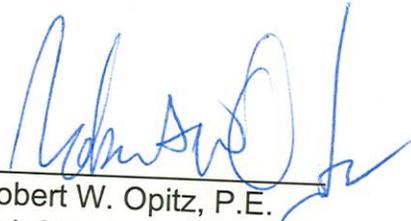
SUBJECT: Laredo Springs POADP

Level 2 T.I.A.

Date: June 24, 1999

The Engineering and Traffic Division has reviewed the Level-2 Traffic Impact Analysis for the Laredo Springs proposed residential and commercial POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

The residential portion is proposed to consist of a Private Unit Development expected to generate up to 608 peak hour trips with three gated access points provided onto Wilderness Oaks. In addition, four separate commercial lots are expected to generate 353 peak hour trips which will be distributed through three access points on Wilderness Oaks, two access points onto the access road of U.S. 281, and two access points onto the proposed collector street between Wilderness Oaks and U.S. 281.



Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

Approved by:



Andrew J. Ballard, P.E.
City Engineer